

January 26, 2010

Case No. 7-N-TX-0846

NOTICE OF SURPLUS DETERMINATION - GOVERNMENT PROPERTY

Cottonwood Bay Property
(adjacent to Naval Weapons Industrial Reserve Plant (NWIRP))
Dallas, Texas

Notice is hereby given that the following described property has been determined to be surplus Government property and available for disposal:

The property consists of 110 fee acres of unimproved land including a 79-acre water body surrounded by 31 acres of upland area. The property will be used to support the environmental remediation of the adjacent National Weapons Industrial Reserve Plant (NWIRP). Contaminated sediment will be capped in the subject property with a non-permeable cover. Any parties interested in acquiring the subject property will be required to demonstrate to the State Regulators (TCEQ) the technical capabilities to complete all remaining environmental cleanup to ensure future protection of human health and environment. In addition, the Government will convey the subject property with certain institutional controls restricting future development to commercial/industrial use and prohibiting disturbance of the sediment remediation effort.

A map is attached showing the location of the property.

This property is surplus property available for disposal pursuant to 40 USC 541, et. seq., and applicable regulations. The applicable regulations provide that public agencies (non-Federal) shall be allowed a reasonable period of time to submit a notice of interest in the surplus real property. Disposal of this property, or portions thereof, may be made to public agencies for the public uses stated below whenever the Government determines that the property is available for such use and that disposal thereof is authorized by the statute cited and applicable regulations. The property has been determined suitable by HUD for use for facilities to assist the homeless under the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. 11411), as amended. This determination was published in the Federal Register on January 22, 2010.

<u>Statute</u>	<u>Type of Disposal</u>
40 USC 545(b)(8)	Negotiated sale to public bodies for use for public purposes generally

If any public agency desires to acquire the property under cited statutes, notice thereof in writing must be filed with General Services Administration, Real Property Utilization and Disposal Division (7PZ) , 819 Taylor Street, Room 8A10, Fort Worth, TX 76102-6112, **before 9:00 a.m., February 26, 2010.**

Such notice shall:

1. Disclose the contemplated use of the property.
2. Contain a citation of the applicable statute(s) under which the public agency desires to procure the property.
3. Disclose the nature of the interest if an interest less than the fee title to the property is contemplated.
4. State the length of time required to develop and submit a formal application for the property (where payment to the Government is required under the statute, include a statement as to whether funds are available and, if not, the period required to obtain funds); and
5. Give the reason for the time required to develop and submit a formal application.

Any planning for a public health use of the property sought to be acquired subject to a public benefit allowance must be coordinated with Ms. Theresa Ritta, Department of Health and Human Services, Division of Property Management, Program Support Center, Room No. 5B-17, Parklawn Building, 5600 Fishers Lane, Rockville, MD 20857, telephone 301-443-2265. An application form to acquire property for public health and drug rehabilitation purposes and instructions for preparation and submission of such applications may be obtained from that office.

Any planning for a correctional facility use or law enforcement purposes of the property sought to be acquired subject to a public benefit allowance must be coordinated with Ms. Maria A. Pressley-Berry, Senior Special Projects Manager, U.S. Department of Justice, Bureau of Justice Assistance, 810 Seventh Street, NW, Room 4423, Washington, DC 20531, telephone 202-353-8643. An application form to acquire the property for a correctional facility requirement and instructions for preparation and submission of such application may be obtained from that office.

Any planning for an educational use of the property sought to be acquired subject to a public benefit allowance must be coordinated with Mr. Peter Wiczorek, Director, Real Property Group, U. S. Department of Education, 400 Maryland Avenue, SW, Room 2E317, Washington, DC 20202-4553, telephone number 202-401-0044. An application form to acquire property for an educational requirement and instructions for preparation and submission of such application may be obtained from that office.

Any planning for park or recreational use of property sought to be acquired subject to a public benefit allowance must be coordinated with Mr. Bill Huie, National Park Service, Southeast Region, 100 Alabama Street, SW, Atlanta, GA 30303, telephone number 404-507-5689. An application form to acquire property for park or recreational requirement and instructions for preparation and submission of such application may be obtained from that office.

Any planning to acquire the property for emergency management response use sought through a public benefit allowance must be coordinated with the Federal Emergency Management Agency (FEMA), Ms. Jeannie Murphy-Knox, Realty Specialist, Support Services and Facilities Management Division, U.S. Department of Homeland Security, FEMA, 300 D Street, SW, Room 836, Washington, DC 20472, telephone 202-646-4613.

Application forms or instructions to acquire property for all other public use requirements may be obtained from the General Services Administration, Real Property Utilization and Disposal Division (7PZ), 819 Taylor Street, Room 8A10, Fort Worth, TX 76102-6112.

If any public agency considers the proposed disposal of the property to be incompatible with its development plans and programs, notice of such incompatibility must be forwarded to General Services Administration, Real Property Utilization and Disposal Division (7PZ), 819 Taylor Street, Room 8A10, Fort Worth, TX 76102-6112, within the same time frame prescribed above.

Upon receipt of such written notice, the public agency will be promptly informed concerning the period of time that will be allowed for submission of a formal application. In the absence of such written notice, or in the event a public use proposal is not approved, the regulations issued pursuant to the authority contained in 40 USC 541, et. seq., and applicable regulations provide for offering the property for competitive public sale.

MORE INFORMATION ABOUT THIS PROPERTY MAY BE OBTAINED BY CONTACTING WILLIAM ROLLINGS, REALTY OFFICER, GSA, REAL PROPERTY UTILIZATION AND DISPOSAL DIVISION (7PZ) , 819 TAYLOR STREET, ROOM 8A10, FORT WORTH, TX 76102-6112, TELEPHONE 817-978-4324, OR E-MAIL william.rollings@gsa.gov.

MAP

Cottonwood Bay Property Dallas, Texas

